Page 1: DRC Site Plan - Applicant Information Sheet

<u>INSTRUCTIONS</u>: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

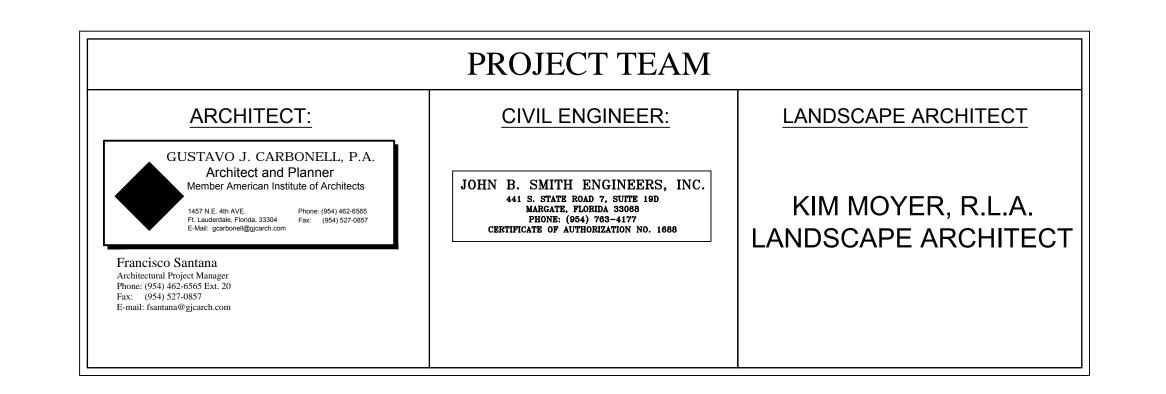
NOTE: To be filled out by Department		
Case Number		
Date of complete submittal		
NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT		
Property Owner's Name	TOT LICE IT OWNER IS THE ALL FLOARS	
Property Owner's Signature	If a signed agent letter is provided, no signature is re	equired on the application by the owner.
Address, City, State, Zip		
E-mail Address		
Phone Number		
Proof of Ownership	[] Warranty Deed or [] Tax Record	
NOTE: If AGENT is to represent OWNER,	notarized letter of consent is required	
Applicant / Agent's Name		
Applicant / Agent's Signature		
Address, City, State, Zip		
E-mail Address		
Letter of Consent Submitted		
Davidonment / Project Name		
Development / Project Name Development / Project Address	Evicting	Now
Legal Description	Existing:	New:
Legal Description		
Tax ID Folio Numbers (For all parcels in development)		
(i or all parcels in development)		
Request / Description of Project		
Total Estimated Cost of Businest	Charles Constant and a set a	
Total Estimated Cost of Project	\$ (Including land costs)	
Current Land Use Designation		
Proposed Land Use Designation		
Current Zoning Designation		
Proposed Zoning Designation		
Current Use of Property		
Number of Residential Units		
Non-Residential SF (and Type)		
Total Bldg. SF (include structured parking)		
Site Adjacent to Waterway	[] Yes [] No	
One Adjacent to Waterway	[] 103	
Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	•	
Lot Density		
Lot Width		
Building Height (Feet / Levels)		
Structure Length		
Floor Area Ratio		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front []		•
Side []		

Updated: 3/20/2015 DRC_SitePlanApp

Proposed New Development for: LOS PATIOS N.E. 14TH AVENUE FORT LAUDERDALE, FLORIDA DRC Submittal - Site Plan - Level II







SHEET INDEX

CS-1 COVER SHEET

SITE/DATA

SP-1 SITE PLAN, BUILDING & SITE DATA

C-1 PAVING, GRADING AND DRAINAGE, WATER

LANDSCAPING

LS-1 LANDSCAPE PLAN, TYP. DETAILS & NOTES

IR-1 IRRIGATION PLAN
IR-2 IRRIGATION DETAILS & NOTES

ARCHITECTURAL

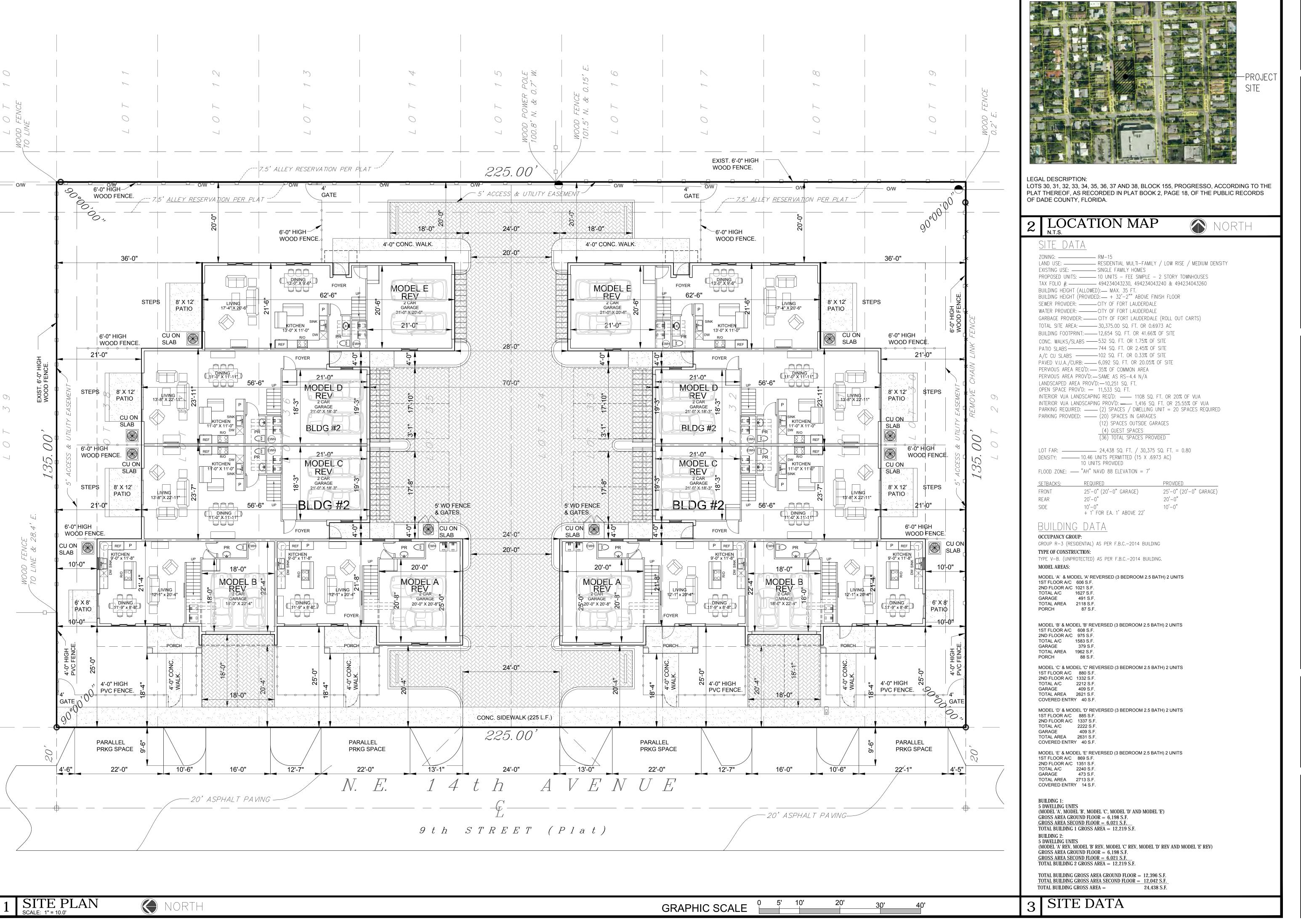
GROUND FLOOR PLAN - BLDG #1

SECOND FLOOR PLAN - BLDG #1

ROOF PLAN - BLDG #1 EXTERIOR ELEVATION - BLDG #1

A-8 ROOF PLAN - BLDG #2 A-9 EXTERIOR ELEVATION - BLDG #2

A-10 EXTERIOR ELEVATION - BLDG #2



REVISION BY:

ner VE. 33304 55

Architect and Planner 1457 N.E. 4th AVE. Ft. Lauderdale, Florida, 33304



PROPOSED NEW DEVELOPMENT FC LOS PATIOS

> SEAL: AR NO. 0007957 AA NO. 26001131

DRAWN

CHECKED G.J.C.

DATE 9-29-15

SCALE

JOB. NO. 15-037

SP-1



2 REAR (EAST) ELEVATION - BLDG 1

J. CARBONELL, P.A.
Architect and Planner
457 N.E. 4th AVE.
uderdale, Florida, 33304
(954) 462-6565
American Institute of Architects

REVISION

GUSTAVO J. 6
Archite
1457 |
Ft. Lauderds

EW DEVELOPMENT FOR: OS PATIOS

> SEAL: AR NO. 0007957 AA NO. 26001131

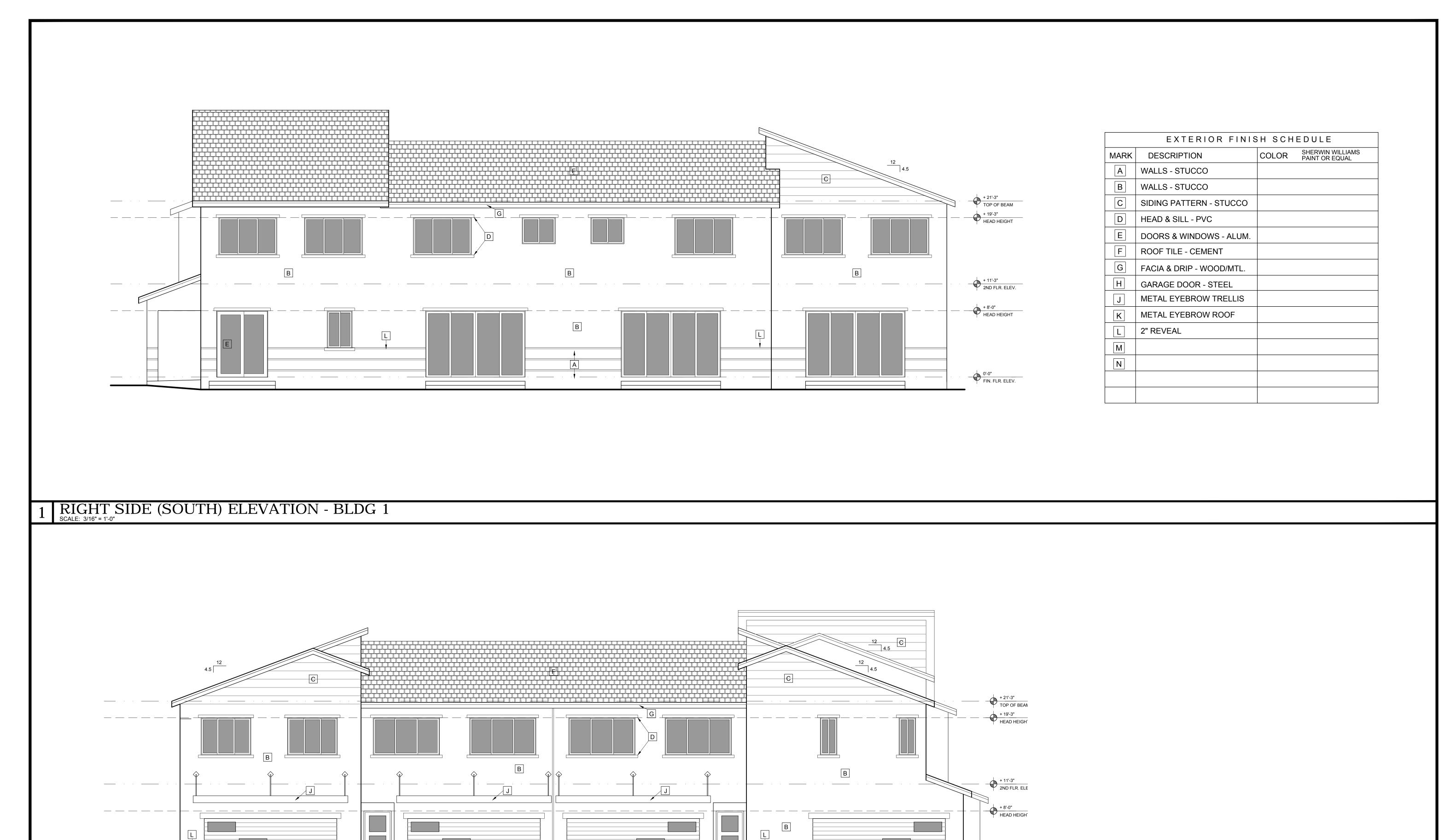
CHECKED G.J.C.

DATE 9-29-15

SCALE

JOB. NO. 15-037

SHEET



A

LEFT SIDE (NORTH) ELEVATION - BLDG 1
SCALE: 3/16" = 1'-0"

REVISION J. CARBONELL,
Architect and Planner

SEAL: AR NO. 0007957 AA NO. 26001131

G.J.C. 9-29-15 SCALE JOB. NO. 15-037



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: November 24, 2015

CGM Group, LLC / Los Patios

Project Name:

Case Number: R15059

Site Plan Level II Review: 10 Two-Story

Request: Townhouse Units

Location: 1112 NE 14th Avenue

Zoning: Residential Multifamily Low Rise/Medium (RM-

15)

Residential Medium

Land Use:

Project Planner: Florentina Hutt



Division: ENGINEERING
Member: Alex Scheffer
ascheffer@fortlauderdale.gov

954-828-5123

Case Number: R15059 Los Patios – Ten (10) Two-Story Townhouse Units 1112 N.E. 14th Avenue

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

a. 5' (min.) Right-of-Way easement dedication along east side of N.E. 14th Avenue, to complete half of 50' Right-of-Way section; show linework in the plans and on easement exhibit

CASE COMMENTS:

A. Please respond to Comments 1 through 19 prior to Final DRC sign off

- 1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
- 2. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
- 3. Discuss existing 15' Alley Reservation along eastern property boundary, as well as disposition of possible undergrounding of existing overhead power lines located within Alley Reservation.
- 4. Show and callout delineations for proposed Right-of-Way Easement boundaries on the Site Plan and the Civil drawings.
- 5. Consider reducing proposed driveway width to the minimum 18' for two-way travel access, per ULDR Section 47-20.5.C.3.a.ii, especially to accommodate on-street parallel parking and allow for clear sight triangle visibility.
- Consider reducing proposed driveway width to 12' to 14' for one-way travel access to each of the garages fronting N.E. 14th Avenue, especially to accommodate on-street parallel parking and allow for clear sight triangle visibility.
- 7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.



Division: ENGINEERING

Member: Alex Scheffer

ascheffer@fortlauderdale.gov

954-828-5123

- 8. Shift proposed water meter / water service connections away from trees proposed along N.E. 14th Avenue.
- 9. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
- 10. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
- 11. Evaluate the possibility of utilizing a sustainable stormwater approach with low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape, as well as for on-street parallel parking in lieu of exfiltration trenches.
- 12. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
- 13. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, and Right-of-Way encroachments.
- 14. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
- 15. Provide recent or updated Topographic Survey for the proposed development. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
- 16. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
- 17. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished



Division: ENGINEERING **Member:** Alex Scheffer ascheffer@fortlauderdale.gov

954-828-5123

floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS**. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ord. No. C-14-26.

- 18. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
- 19. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.

B. Respond to Comments 20 through 32 prior to Engineering Permit Approval

- 20. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
- 21. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.
 - Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.
- 22. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
- 23. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
- 24. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
- 25. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.



Division: ENGINEERING Member: Alex Scheffer ascheffer@fortlauderdale.gov

954-828-5123

- 26. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery
 - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 - 5) Show location and type of construction crane(s), including span radius
 - 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 - 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 - 11) Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site give shuttle schedule and show route of shuttle
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 - 14) Indicate where and how concrete trucks will stage during multiple yardage pours
 - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes
 - 18) Indicate schedule for street sweeping of periphery of construction site
 - 19) Indicate if dewatering is proposed.
- 27. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs dewatering.htm.
- 28. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In



Division: ENGINEERING **Member:** Alex Scheffer <u>ascheffer@fortlauderdale.gov</u>

954-828-5123

many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person Is Steve Memberg (smemberg@sfwmd.gov).

- 29. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
- 30. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.
- 31. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
- 32. Please discuss the locations/relocation of the underground utilities with the City Public Works Department Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.



Division: LANDSCAPE **Member:** Kimberly Pearson Kpearson@fortlauderdale.gov

954-828-5200

Case Number: R15059

CASE COMMENTS:

Please provide a response to the following:

- The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13.A&B. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but do not need to be planted or irrigated.
- 2. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
- 3. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at http://www.hort.cornell.edu/uhi/outreach/index.htm#soil
- 4. Shift the water meters out of pervious area and into driveway (Sheet C1).
- 5. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
- 6. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
- 7. Provide tree mitigation calculations in table format.
- 8. Consider a tall palm, perhaps Veitchia species, in the driveway planters.

Please consider the following prior to submittal for Building Permit:

- 9. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
- 10. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
- 11. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
- 12. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



Division: URBAN DESIGN & PLANNING

Member: Florentina Hutt

954-828-5072

Case Number: R15059

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: http://www.fortlauderdale.gov/neighbors/civic-associations). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Medium Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that the copy of the plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is <u>not</u> required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Provide an updated Survey to reflect all existing conditions on-site.
- 5) Provide the following changes to the site plan and elevations:
 - a. It appears that there is a significant surplus of parking spaces and a strong vehicular presence along the front yard. Consider eliminating 4 on-street parking spaces and 2 parking spaces located in the front yard to allow for increased landscaping on both sides of the sidewalk:
 - b. The front garages encroach into the required 25-foot front yard setback. Revise the plans to comply with setback requirements;
 - c. Demonstrate graphically how 25% of the front facades is setback an additional 5 feet from the rest of the front façade;
 - d. Provide dimensions on the north and south facades to indicate the highest point of the roof and to clarify how the portion of the structure that exceeds 22 feet in height is setback 1 foot for each foot of height;
 - e. It appears that the site benefits from existing mature shade trees. Consider preserving existing canopy:
 - f. Indicate all building footprints on adjacent properties, indicating their uses and heights, and dimension approximate setbacks; and,
 - g. Indicate all utilities (above and below ground) that would affect the proposed planting or landscaping plan. Overhead lines, if any, should be placed underground. If lines cannot be placed underground provide documentation from the Florida Power & Light ("FPL").
- 6) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
- 7) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board ("PZB") or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final Development Review Committee ("DRC") approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination ("SCAD") letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

- 8) Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator.
- 9) Provisions satisfactory to the City Attorney's Office ("CAO") shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group. A townhouse development shall have a recorded maintenance agreement for the common areas. Such agreements must be reviewed and approved by the CAO prior to Final DRC sign-off.

GENERAL COMMENTS:

- 10) The City's Vision is to support sustainable infrastructure, consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 11) It is strongly recommended that bicycle parking be located in visible, well-lit areas, as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at http://www.apbp.org/.
- 12) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan to avoid additional review in the future. Verify details and location with the Building Representative.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-5072) to review project revisions and/or to obtain a signature routing stamp.
- 14) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 15) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



Division: POLICE **Member:** Detective C. Colon ccolon@fortlauderdale.gov

954-828-4964

Case Number: R15059

CASE COMMENTS:

Please provide a response to the following:

- 1. All glazing should be impact resistant.
- 2. Entry doors should be solid, impact resistant or metal.
- 3. Entry doors should be equipped with a quality secondary deadbolt locking system.
- 4. Exterior entry doors should be equipped with a 180 degree peephole or view port for security.
- 5. Sliding glass doors should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the door from being lifted off track.
- 6. Units should be pre-wired for an alarm system.
- 7. Garage doors should be impact resistant.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.



Division: SOLID WASTE **Member:** Audrey Nunez Gough agough@fortlauderdale.gov

954-828-7683

Case Number: 15059

CASE COMMENTS:

Please provide a response to the following:

- 1. Garbage, Recycling and Bulk Trash shall be provided by the City's contractor.
- 2. Service Days shall be per the City's residential routing schedule.
- Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
- 4. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service.
- 5. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
- 6. Containers: must comply with 47-19.4
- 7. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of restaurants if applicable, and indicate whether is Pre or Final DRC.
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to
 your drawings. Please email an electronic copy to mdoyle@fortlauderdale.gov. Letter should include
 an analysis of the expected amounts of solid waste and recyclables that will be generated (if
 different from current capacity), and container requirements to meet proposed capacity.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

